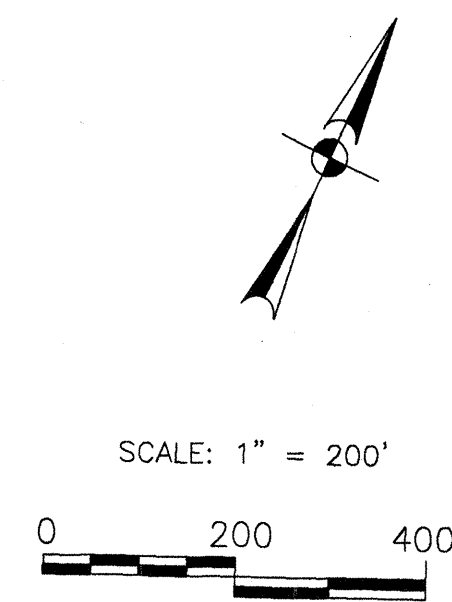
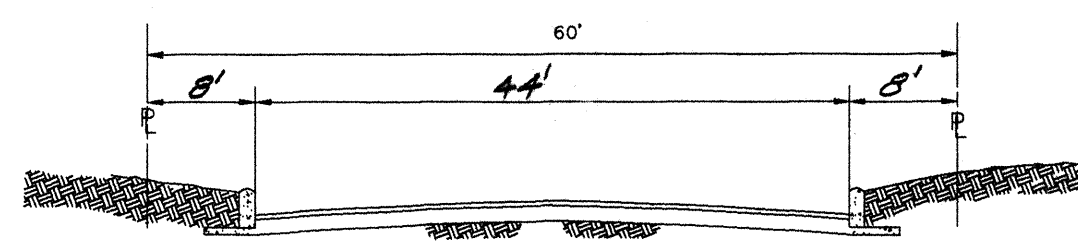


LOCATION MAP

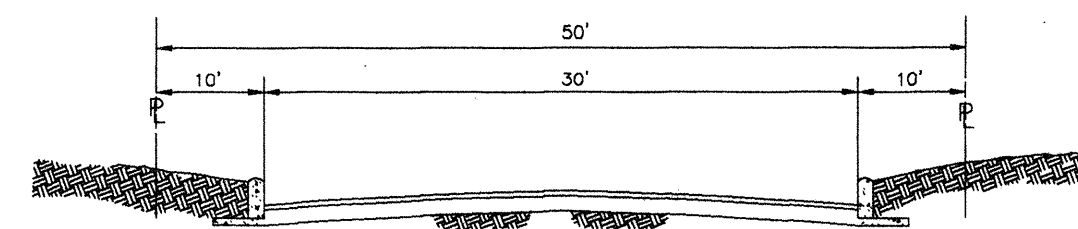


SCALE: 1" = 200'

TERRY THRIFT JR.



STREET CROSS-SECTION
N.T.S.



STREET CROSS-SECTION
N.T.S.



(KYLE SEALE PARKWAY SUBD.)
(VOL. 9520 PG. 201-204)

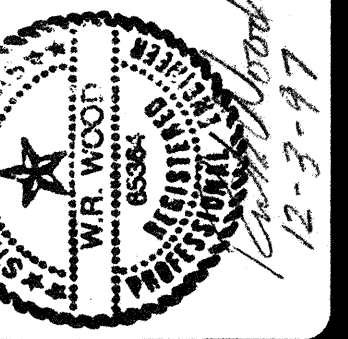
REMAINDER OF 1256 AC.
H. KYLE SEALE FAMILY PROPERTIES, LTD

H. KYLE SEALE FAMILY PROPERTIES, LTD

DEVELOPER: CEDAR CREEK JOINT VENTURE
ADDRESS: 8150 N. CENTRAL EXPRESSWAY NO. 440
DALLAS TEXAS, 75206

PLAN HAS BEEN ACCEPTED BY
COSA
4-27-98 (date)
286B (number)
If no plats are filed, plan will
expire on 10-27-99
1st plat filed on

REVISIONS:
9/1/98 - ADDED ACCESS
EASEMENT TO KYLE SEALE
PKWY.



PAPE-DAWSON **PE** **ENGINEERS**
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY
210-375-9000

CEDAR CREEK SOUTH
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 3831-15
DATE DEC., 1997
DESIGNER
CHECKED DRAWN J.C.
SHEET 1 OF 1

286B

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 12/2/97 Name of POADP: Cedar Creek South

Owners: Cedar Creek Joint Venture Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 8150 N. Central Expressway, #440 Address: 555 East Ramsey

Dallas, TX 75206 San Antonio, TX 78216

Phone: 214/692-8522 Phone: 210/375-9000

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: 2,078,866 Y: 13,763,094

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
 Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
 Projected # of Phases: 11 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>397</u>	<u>178.5</u>
Multi-family (MF)	<u>---</u>	<u>---</u>
Commercial and non-residential	<u>1</u>	<u>8</u>

Is there a previous POADP for this Site? Name Kyle Seale Ranch No. 286

Is there a corresponding PUD for this site? Name No No. ---

Plats associated with this POADP or site? Name Kyle Seale Parkway No. 880172

Name --- No. ---

Name --- No. ---

Contact Person and authorized representative:

Print Name: Jesse Pacheco

Signature: J. Pacheco

Date: 12/2/97

Phone: 210/375-9000

Fax: 210/375-9010

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: JOSEF. PACHECO Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

April 27, 1998

Jesse Pacheco
Pape Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Cedar Creek South

POADP # 286 - B

Dear Mr. Pacheco:


The City Staff Development Review Committee has reviewed Cedar Creek South Subdivision Preliminary Overall Area Development Plan # 286 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- A 1' non access easement will be required for the lots backing onto the 60' local type B Street
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would like to encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

Cedar Creek South

1024

CEDAR CREEK JOINT VENTURE

8150 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TEXAS 75206


DATE December 1, 1997

$\frac{32-61}{1110}$ 14010

PAY
TO THE
ORDER OF The City of San Antonio

\$ 370.00

Three hundred seventy dollars and no/100-----

DOLLARS  Security features included. Details on back.

BANK ONE.

Bank One, Texas, NA • No. 14010
1717 Main
Dallas, Texas 75201

FOR Cedar Creek City Fees



MP

⑈001024⑈ ⑆111000614⑆ ⑈1822932610⑈

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1040990

AMT ENCLOSED

AMOUNT DUE 370.00
INVOICE DATE 12/11/1997
DUE DATE 12/11/1997

50-04-5573
CEDAR CREEK JOINT VENTURE
8150 N CENTRAL EXPREWAY #400
DALLAS TX 75206

PHONE: 000 - 0000

CEDAR CREEK SOUTH POADP 12/11/97

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/11/1997	1040990	50-04-5573	12/11/1997	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID-S.A.T.O.-LIP3 DEC 11 1997

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/10/1997		CK 1024	POADP12/11/97
END	12/10/1997			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

Elizabeth Carol

From: Edward Guzman
Sent: Friday, April 17, 1998 4:07 PM
To: Elizabeth Carol
Subject: FW: Cedar Creek South Subdivision POADP

Eli, for your FYI

From: Clarence Daugherty
Sent: Friday, April 17, 1998 10:33 AM
To: Emil Moncivais; Edward Guzman
Cc: John L. German; Andy Ballard
Subject: Cedar Creek South Subdivision POADP

As a result of my call, Gene Dawson is going to set up a meeting with the landowners in this area and the Northside ISD for you to talk to them about planning out the area to take into account schools, parks, greenbelts, etc. Gene has the attitude that we may be able to accomplish more in a cooperative effort like this than with regulations requiring it.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
97 DEC 12 PM 2:34

TO: Bill Burman Date 12.11.97
FROM: Elizabeth
ITEM NAME: Cedar Creek South FILE # n/A
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

William H. Burman Planner II 12-12-97
Signature Title Date



December 2, 1997

Mr. Edward Guzman
City of San Antonio
Planning Department
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

Re: Cedar Creek South 186.5 Acre Tract
Preliminary Overall Area Development Plan (POADP)

We are submitting for your review a POADP for the above referenced 186.5 acre tract which was originally a part of the Kyle Seale Ranch POADP No. 286.

Enclosed please find the following items:

- Check in the amount of \$370 for the review fee
- POADP application
- Six prints of the POADP

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.

Jesse F. Pacheco
Project Manager

Attachments

cc: Dan Deichert, Texas Land and Building Company
Amer Gilani, CSA Traffic Dept.
Kirk Nixon, SAWS Aquifer Studies

3831\15\WORD\LETTERS\971202A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

RECEIVED
97 DEC - 3 PM 3:14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICE DIVISION

TRANSMITTAL



To: EUGENIA CARDOZ
Date: 12/11/97
Re: CEDAR CREEK SOUTH POADP

QUANTITY	DESCRIPTION
1	POADP APPLICATION (Revision)

RECEIVED
97 DEC 11 PM 3:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

From: José Pacheco Project No.: 3031-15
cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

RECEIVED

98 APR 14 PM 3:17

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



To: AMER GLANI / TRAFFIC DEPT.
Date: 4/13/98
Re: CEDA CR CREEK SOUTH POADP

QUANTITY	DESCRIPTION
2	PRINTS WITH ACCESS ESMIT. ADDED.

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

From: JOSE F. PACHECO Project No.: 3831-15
cc: ELIZABETH GARZA / PLANNING DEPT.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Cedar Creek

run road parallel to flood plain so that neighbors can enjoy a park

- hold off on approval, for a short while

• SI
Clarence stated that he would call Gene Deverson 4-20-98

Cedar Creek South

* recommend a second entrance to to POADP small corner area.

- ready for approval

* example for planning principles



**CAPITOL
CEMENT**

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Cedar Creek

- Aquifer
- trees
- slope note
- drainage
- TIA / #286
- 1' non access easement
on lots backing onto
60' local type B street
- median modification
req. @ subdivision
entrance.

STAR

Continuous Improvement Process